

BLOCK 1 LOTS 20 21 & 19
IN OR 1373/81
BIG OAK PB 5/357

HAIR TONY R & VIRGINIA G
95084 RAINTREE LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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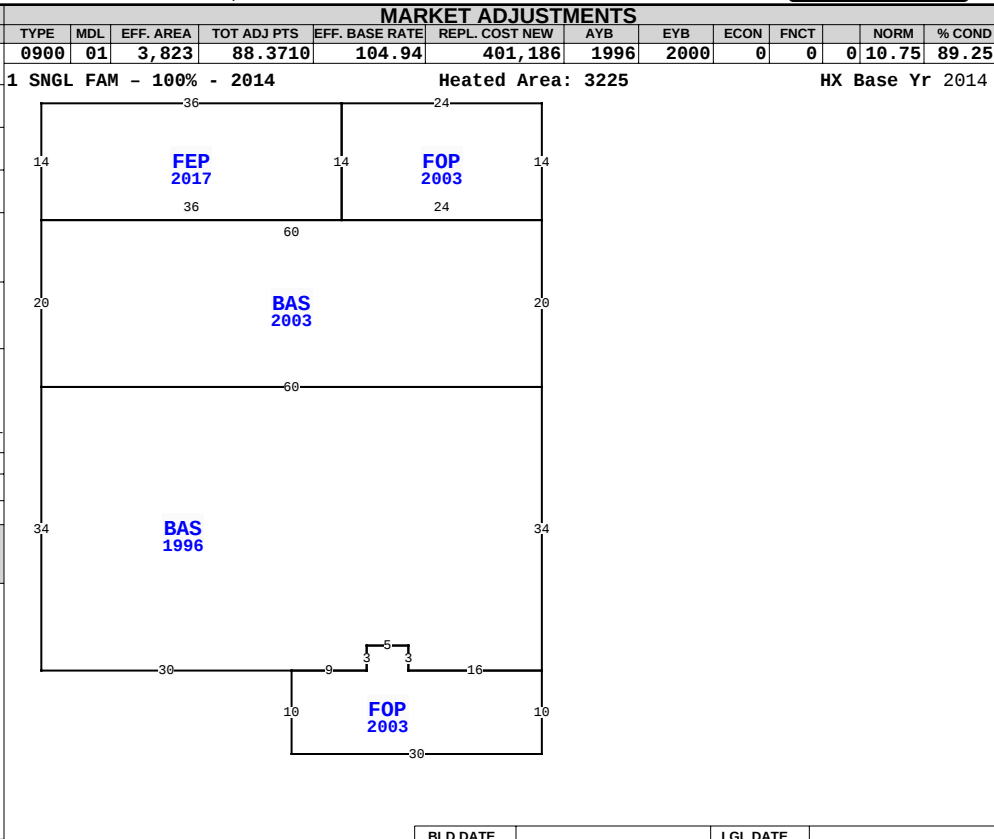
NEIGHBORHOOD/LOC	4007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2,025	189,660
BAS	1,200	100	1,200	112,391
FEP	504	80	403	37,745
FOP	315	30	94	8,804
FOP	336	30	101	9,460
TOTALS	4,380		3,823	358,059

EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0 100	8	16	128.00	SF	15.00	15.00	100	1996	1996	3	25	480	
2	0511	GARAGE CB-	0 100	44	28	1,232.00	SF	40.00	40.00	100	2001	2001	3	82	40,410	
3	0812	CONCRETE C	0 100	0	0	5,292.00	SF	4.00	4.00	100	2001	2001	3	82	17,358	
4	0350	CARPORT WD	0 100	13	16	208.00	SF	9.88	9.88	100	2001	2001	3	20	411	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	



95084 RAINTREE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	58,659
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				358,059	
TOTAL MARKET OB/XF VALUE				58,659	
TOTAL LAND VALUE - MARKET				204,000	
TOTAL MARKET VALUE				416,888	
SOH/AGL Deduction				203,830	
ASSESSED VALUE				50,000	
TOTAL EXEMPTION VALUE		HX HB		153,830	
BASE TAXABLE VALUE				620,718	
TOTAL JUST VALUE				0	
NCON VALUE					
INCOME VALUE				417,934	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209849	XFOB	3,000	06/01/2002
R013578	REPAIR/RRF	0	09/01/2001
963311	XFOB	1,100	09/01/1996
95 02502	NEW CONSTR	87,000	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0081	12/09/2005	QC	U	I	01	100
GRANTOR: HAIR TONY R & VIRGINIA						
GRANTEE: HAIR TONY R & VIRGI						
1373/0079	12/09/2005	WD	U	I	05	180,000
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: HAIR TONY R & VIRGI						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=2003] W24 FEP=[YR=2017] W 36 S14 BAS=[YR=2003] S20		
BAS=[YR=1996] S34 E30 FOP=[YR=2003] S10 E30 N10 W16 N3 W5		
S3 W9 \$ E9 N3 E5 S3 E16 N34 W60 \$ E60 N20 W60 \$ E36 N14\$ S14		
E24 N14 \$.		